



# CITY OF SAN ANTONIO

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## **SIDEWALK AND CURB-RAMP CONSTRUCTION REQUIREMENTS ON PUBLIC RIGHT-OF-WAY IN THE CITY OF SAN ANTONIO, TEXAS**

**PURPOSE:** If an individual, organization or neighborhood wishes or is required to improve sidewalks fronting their property or within their neighborhood, the following guidelines should be followed to assure compliance with all appropriate regulations.

1. Identify detailed scope of work (What will be done): All sidewalk, curb and pedestrian ramp work on public right-of-way must be performed by a City of San Antonio (COSA) licensed and bonded contractor.
2. Call COSA Development Services Department, Construction Inspection Section at 207-1111 to arrange for preliminary project site review. **While it is not required, it is advisable to seek a preliminary site review before drawings are completed and the permit to construct is obtained.** Construction must comply with City Standard Specifications and the Unified Development Code (UDC). The required specifications are printed in the City's Flat Work Handbook available on line at [SanAntonio.Gov/ADA](http://SanAntonio.Gov/ADA). A printed copy (\$20.00) is available Monday-Friday 7:45 A.M. To 4:30 P.M. from the Public Works Department, Plans and Records Section on the 9<sup>th</sup> floor of the Municipal Plaza Building. That building is located at 114 West Commerce Street. Construction must comply with Americans with Disabilities Act (ADA) requirements.
3. Apply for the required Building Permit through the Development Services Department, Licensing and Permits Section at 1901 South Alamo. The phone number is 207-1111. The hours of operation are 7:45 A.M. to 4:30 P.M. Monday through Friday. Permit charge is based on the amount or scale of the work to be constructed.

4. BEFORE pouring any concrete or laying asphalt, City Inspection of the work (forms, substructure, etc.) is required. A final inspection of the completed sidewalk/ramp work is also required. Call the Development Services Department, 207-1111 Construction Inspections to arrange for an inspection. Generally within 24 hours of the request, the project will be inspected. The contractor/owner does not have to be present for this inspection.
5. Corner Lots: ADA Requirements
  - ADA Compliant Curb-Ramps must be installed at all corners where ramps do not exist or are not in ADA compliance.
  - Any work within the Right-of-Way in front of the property requires the installation of an ADA compliant sidewalk on the side street as well.
6. If existing curbs are damaged and or are out of alignment, the replacement of sidewalks which abut or are married to curbs will require the construction of new curbs as well.
7. Sidewalks cannot be painted. However, textured portions of all curb-ramps are required to be stained terra-cotta color.

#### MATERIALS EXCEPTIONS:

- In addition to a standard smooth finish, finishes which reveal exposed aggregate, river rock, flagstone or other materials may be used. However, to assure ADA compliance, the finish must produce a level surface. These materials can not be used at pedestrian ramp locations.

#### EXCEPTIONS TO CITY CODE:

- Applications for a variance from City sidewalk policy, standards or specifications can be obtained from the Development Services Department, 1901 South Alamo Street. There is a non-refundable fee for processing the variance application.

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These guidelines were developed cooperatively by the City of San Antonio Development Services Department (DSD), Public Works Right-of-Way Management Division and the Disability Access Office, August 2005